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6 Attorney for Lenders Protection Group
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8 UNITED STATES BANKRUPTCY COURT
9 DISTRICT OF NEVADA
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11 In Re:
12 USA COMMERCIAL MORTGAGE
COMPANY,
13 Debtor.

Case Nos.:
BK-S-06-10725-LBR
BK-S-06-10726-LBR
BK-S-06-10727-LBR
BK-S-06-10728-LBR
BK-S-06-10729-LBR

14 In Re:
15 USA CAPITAL REALTY ADVISORS,
LLC,
16 Debtor.

JOINTLY ADMINISTERED
Chapter 11

17 In Re:
18 USA CAPITAL DIVERSIFIED TRUST
DEED FUND, LLC,
19 Debtor.

Hearing Date: March 1, 2007
Hearing Time: 9:30 a.m.

20 In re:
21 USA CAPITAL FIRST TRUST DEED
FUND, LLC,
22 Debtor.

**DECLARATION OF DONNA
CANGELOSI IN SUPPORT OF MOTION
FOR LIMITED STAY PENDING
APPEAL**

23 In re:
24 USA SECURITIES, LLC,
25 Debtor.

26 Affects:
27 ☐ All Debtors
28 ☒ USA Commercial Mortgage Company
☐ USA Capital Realty Advisors, LLC
☐ USA Capital Diversified Trust Deed Fund, LLC
☐ USA Capital First Trust Deed Fund, LLC
☐ USA Securities, LLC

1 I, DONNA CANGELOSI, being first duly sworn, do depose and say under the penalty of
2 perjury:

3 1. I am a creditor in the USA Commercial Mortgage Company ("USACM") bankruptcy
4 case (BK-S-06-10725-LBR) with claims classified as A-4 (General Unsecured Claims) and A-5
5 (Direct Lender Compromise Claims), and a member of the First Trust Deed Fund classified as B-5,
6 in Debtors' Third Amended Joint Chapter 11 Plan of Reorganization filed herein on November 15,
7 2006.

8 2. I have knowledge of and am competent to testify to the matters stated herein.

9 3. Attached hereto as Exhibit A are true and correct copies of the loan statements,
10 including my Investor History Report and an itemization of loan servicing fees, which I received
11 from the Debtor.

12 4. As detailed in Exhibit A, the Debtors have taken and are holding my property, namely
13 portions of post-petition payments made by third-party borrowers to me as a lender, which payments
14 are processed by Debtor USACM, as a loan servicer.

15 I hereby swear under penalty of perjury that the assertions of this Declaration are
16 true.

17 DATED: February 28, 2007

18 /s/ Donna Cangelosi
19 DONNA CANGELOSI
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